

PLANNING AND ZONING COMMISSION

MEETING MINUTES

NOVEMBER 5, 2015

AGENDA

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| 1. BSD - SCN - Big Sandy Superstore – Signs
15-090MSP | 6825 Dublin Center Drive
Master Sign Plan (Discussion) |
| 2. NE Quad, Subarea 3 - Wyandotte Woods
15-024INF | Wyandotte Woods Boulevard
Informal Review (Discussion) |
| 3. Churchman Road – Public Right-of-Way Dedication
15-071PP/FP | 7650 Cosgray Road
Preliminary Plat/Final Plat (Approval Recommended 5 – 0) |
| 4. Community Commercial District – Zoning Code Amendment
15-103ADMC | Administrative Request (Approval Recommended 5 – 0) |

The Chair, Victoria Newell, called the meeting to order at 6:31 p.m. and led the Pledge of Allegiance. Other Commission members present were: Amy Salay, Deborah Mitchell, Christopher Brown and Stephen Stidhem. Robert Miller and Cathy De Rosa were absent. City representatives present were: Philip Hartmann, Vince Papsidero, Claudia Husak, Joanne Shelly, Jennifer Rauch, Michael Hendershot, and Flora Rogers.

The Chair read the case procedures and determined the cases that would be considered for approval by consent. She said Staff proposed a change in procedures regarding Consent Agendas and the consent items were presented. The Chair said since she had edits to the minutes, she was going to take each of the agenda items one by one and suggested voting procedures be discussed further.

Administrative Business

Motion and Vote

Ms. Newell moved, Ms. Salay seconded, to accept the documents into the record. The vote was as follows: Mr. Brown, yes; Ms. Mitchell, yes; Mr. Stidhem, yes; Ms. Salay, yes; and Ms. Newell, yes. (Approved 5 - 0)

Motion and Vote

Mr. Brown moved, Mr. Stidhem seconded, to approve the September 17, 2015, meeting minutes. The vote was as follows: Ms. Mitchell, yes; Ms. Salay, yes; Ms. Newell, yes; Mr. Stidhem, yes; and Mr. Brown, yes. (Approved 5 – 0)

Motion and Vote

Mr. Brown moved to accept the October 1, 2015, meeting minutes as amended, and Ms. Mitchell seconded. The vote was as follows: Mr. Stidhem, yes; Ms. Salay, yes; Ms. Newell, yes; Ms. Mitchell, yes; and Mr. Brown, yes. (Approved 5 – 0)

Motion and Vote

Ms. Salay moved, Mr. Brown seconded, to approve the 2016-2017 meeting dates as amended. The vote was as follows: Mr. Stidhem, yes; Ms. Mitchell, yes; Ms. Newell, yes; Mr. Brown, yes; and Ms. Salay, yes. (Approved 5 – 0)

The Chair said there were two cases scheduled on the Consent Agenda: Case 3 – Churchman Road Public Right-of-Way Dedication and Case 4 - Community Commercial District Zoning Code Amendment. She determined she would hear those two cases first and asked the Commission if they needed a formal presentation or had any questions. [Hearing none.] She said the meeting minutes would follow the order of the agenda.

1. BSD - SCN - Big Sandy Superstore – Signs 6825 Dublin Center Drive 15-090MSP Informal Review of the Master Sign Plan

The Chair, Ms. Newell, said the following application is a request for the review and non-binding feedback of a Master Sign Plan for a new retail store to occupy an existing building on the south and west sides of Tuller Road to be coordinated with proposed façade and site renovations.

Joanne Shelly stated the purpose of this Master Sign Plan application is to allow:

- A greater degree of flexibility and creativity in sign design and display; and
- The reviewing body to approve alternative requirements for sign design, number, type, size, height, location, and lighting.

Ms. Shelly presented the site and noted the approved site improvements for the building, drive aisles, and parking area for an existing structure. She presented the existing conditions and the proposed façade renovations that include the addition of a glass and metal entry portico for the main entrance, two similar smaller secondary entrances, additional brick detailing for the existing insets, and the addition of a wing wall along the eastern façade to provide balance and symmetry to the building mass. She said additional lighting will be added to the front façade to increase walkability and add character to the building. She explained the applicant has worked with the City Arborist to review the landscape plan for replacing dead or dying trees on the site and improve the existing landscape with more hardy shrubs and perennials.

Based on comments from Staff and the Commission, Ms. Shelly reported the applicant is working with a local sculptor to create custom benches for the front entry and custom metal bollards to replace the existing concrete bollards. She presented some examples of the artist's metal work to add visual interest to the sidewalk.

Ms. Shelly said the Master Sign Plan will be reviewed to:

- a) Allow a greater degree of flexibility and creativity in sign design and display;
- b) Ensure sign work is in a coordinated fashion to meet the general intent of signs in the District; and
- c) Not intended to permit larger signs, more visible signs, or additional signs than permitted, without any consideration for unique sign design and display.

Ms. Shelly presented the proposed sign locations on the main entry and the two secondary entries. She said Code permits one wall sign per street frontage or one sign facing an off-street parking area, therefore, a Master Sign Plan is required. She illustrated the detail:

Size Permitted

50 square feet - maximum ($\frac{1}{2}$ -square-foot per lineal foot of storefront width)

Size Proposed

- Primary sign
472 square feet on 160 linear feet
- Secondary sign (left)
148 square feet on 140 linear feet
- Secondary sign (right)
135 square feet on 124 linear feet

Ms. Shelly pointed out that if this was a new building in the BSD Sawmill Neighborhood Center, BSD Code for a Large Format Commercial Building type requires 1 entry per 75 lineal feet and 1 sign per entry, which would permit five signs for a building of this size.

Ms. Shelly demonstrated the scale for a 50-square-foot wall sign on a building of this size and compared it to the proposed primary entrance sign at 472 square feet.

Amy Salay emphasized that Code permits 50 square feet and the applicant is proposing 472 square feet.

Ms. Shelly also demonstrated the scale for a 50-square-foot wall sign for each of the secondary entrances as opposed to the proposed 148-square-foot sign (west) and 135-square-foot sign (east).

Ms. Shelly said the signs are centered on the entry canopies. She said a height of 20 feet is requested for the primary entrance sign when Code permits signs at a maximum height of 15 feet. She said the two secondary entrance signs meet this requirement.

Ms. Shelly said Code permits three colors, which the applicant has requested.

Ms. Shelly said Code permits a maximum of 14 inches from the face of the structure to which it is attached. She explained the "Big Sandy" text of the primary entrance sign will be mounted to the atrium structure. She said the text "Superstore" will project a maximum of four feet, six inches to be curved around the front of the canopy. Similarly, she said, the secondary entrance signs are attached to a canopy that will arc at a maximum of four feet, six inches.

Ms. Shelly summarized what is proposed. She reported that the applicant has made a considerable effort to meet with Staff, the ART, and the PZC to resolve the issues that exceed the parameters of the Code. She reviewed prior proposals, the brand standard, and the current submittal as proposed. She presented illustrations to bring a visual context to what is proposed as well as views that will actually be seen from the road for 50-square-foot signs with trees in the parking lot islands.

Ms. Shelly illustrated the building size in context with Lowe's Home Improvement Store, which is nearby. She said they vary because Lowe's has a 78-square-foot sign with a 60-square-foot ground sign and the right-of-way curves across Big Sandy's parking lot.

Chris Brown asked what the vistas will be once John Shields Parkway goes through. Ms. Shelly pointed out that John Shields Parkway would be extended below the existing tree line, which is at a midway point through the existing parking lot.

Ms. Shelly presented the discussion questions:

1. Does the revised proposal address the Commission's comments from the October 1, 2015, meeting requesting more creatively designed signs?

2. Are the signs of a high level of quality and construction?
3. Are the signs fully integrated with the architecture? (scale & proportion)
4. Do the signs provide the public with a safe and effective means of locating a business?

Laura Timberlake, COO for Big Sandy Superstore, said the corporate office is located at 8375 Gallia Pike, Franklin Furnace, Ohio 45629. She indicated the Commission may have the impression that Big Sandy Superstore is in the big-box retail category because of the size of this building, which is far from the truth.

Ms. Timberlake explained the company was named for a tributary of the Ohio River, originally founded in 1953 in Ashland, Kentucky, which is in northeastern Kentucky on the Ohio River. She said the Big Sandy River was where the founder did a lot of fishing. She said this is a family-owned business, started by the grandfather. She said they serve KY, WV, and OH with 12 retail locations. She reported they do close to \$150 mil. in sales per year. She said from a home furnishings perspective, they sell mattresses, bedding, dining room sets, and sofas in addition to electronics and appliances. She reported the closest retail location to Dublin is Lancaster, OH, opened 20 months ago. She said as a family-owned business, they believe in giving back to the community and working with local non-profits.

Ms. Timberlake stated the existing building is lack-luster and in desperate need of some love but Big Sandy Superstore is fond of it; it has a nice open floor space to showcase their products. She presented the building façade and stated the vision for their customers is for something visually pleasing. She indicated the takeaway from the first failed attempt at the Commission was the importance of this area to be pedestrian friendly. She said they have found a wonderful local metal sculptor to add pieces for that experience to their sidewalk space.

Ms. Timberlake said the applicant kept trying to "Dublinize" their signs. She said even though they were following the BSD Sign Guidelines, that is not what anyone wanted. She said they have had the same brand since 1953 and questioned if they should throw that aside to have something that does not exist anywhere else in their company. She said the text "Superstore" has been replicated in all of their brands. She said they made their logo look contemporary with a whimsical feel to fit this location. She said they incorporated abstract metal sculptures inside the atrium space for artistic flair. She provided an example of this type of sculpture in an atrium found in the University of Cincinnati's Engineering Building. She said the "Moon" and "Ampersand" in the secondary signs were also given an artistic flair.

Ms. Timberlake said shopping in their stores is a unique experience from the outside in. She explained the main focus of their store upon entering the main entrance, is a large black and steel pergola that has a suspended hardwood ceiling that adds a lot of beauty.

Ms. Timberlake said her intention at this point for requesting an informal review:

- a) Where the PZC wants the applicant to go and what is expected of them
- b) Without losing quality, speak to the signage itself
- c) How can they satisfy Dublin so they are truly wanted here

Ms. Salay inquired about the glass atrium. She asked if it was the same height as to what currently exists. Ms. Timberlake said she thought the center had been just over 25 feet and now the main center glass atrium is 45 feet. She added the sides are still 25 feet.

Ms. Salay asked how much taller the glass atrium is to the existing façade.

Brad Chapman, 8375 Gallia Pike, Franklin Furnace, Ohio 45629, said the current entrance is 35 feet.

Ms. Salay confirmed the center glass is 45 feet and the secondary entrances are 25 feet.

The Chair invited the public to speak. [Hearing none.]

Victoria Newell said the Commission does not have a problem with the way their current Zoning Code is but it is unique in the Bridge Street District. She said this area allows applicants an opportunity to propose something in a sign package that would allow variance to the Code. She said the intent and desire is that signs are treated more artistically, integrated within the architecture, and not purely for advertising. She said the Commission has not seen very many Master Sign Plan applications yet; this is a new experience for the Commission.

Ms. Newell said she did not have an issue with using the brand logo and graphics. Some of the unique things she liked were the two-dimensional effect, the signature script, and that "Big Sandy" and "Superstore" are on two different planes. She stated this is a really big sign with the overall height at 12 feet.

Ms. Newell asked Staff what the square footage of the Lowe's sign is. Ms. Shelly answered the Lowe's sign is 68 square feet.

Ms. Newell said she wanted the applicant to compare what they are facing in terms of size requests, which she thinks the Commission will struggle with.

Ms. Newell said the "Moon" and "Ampersand" graphics could be more palatable if the face was a brushed aluminum and not illuminated and only illuminated from a nice back-lit glow. She said there are many different things going on when you view the three signs together with each other. She explained some of the letters were proposed as open channels with LED lighting in them. She said there is not neon anywhere in the City but they have considered in the past that might be something they would ultimately accept. She indicated neon is a dying art form. She expressed her concern with LED because she is not certain what that is going to look like as it can be really intensive and harsh at the light source.

Logan Dilts, DaNite Sign, 1640 Harmon Avenue, Columbus, OH 43223, referred to the Palace Theater downtown. He said it used to be neon and they retrofitted it to the same lighting proposed for "Superstore". He explained it is a GE, LED, 5/8" thick stripe light that can be bent like neon to provide the same look but thicker.

Ms. Newell said she appreciated having an example to which to refer.

Ms. Newell said she liked the examples of the benches and bollards. She asked the applicant to elaborate on the graphics proposed for the interior of the building. Ms. Timberlake responded that the very thin cut metal is an abstract look for a contemporary sofa, for example, bolted to the wall.

Mr. Dilts added it is a big aluminum panel that is routed to shape, kind of artsy, bolted an inch or two off the wall, and not illuminated.

Ms. Timberlake said it provides a visual component since there is so much glass. She said the applicant is finding a lot more of that type of thing around Columbus to provide an artistic abstract feel that makes sense.

Ms. Newell indicated that could potentially be a neat art feature but it is hard to conceptualize. She said one of the big components to doing a sign package is that signage is integrated within the building and while Code does not specifically define graphics as signage it is becoming part of the structure of the building. She said this needs to be viewed as an art feature and not a sign.

Ms. Timberlake said in order to enable the Commission to visualize what that feels like, is the Commission suggesting the applicant actually have those fabricated. She said she did not find any available pictures to bring of what they are looking for. Ms. Newell said to resolve that it could be helpful for the artist to provide some input or example of work to show paint finishes, etc. She said she is trying to grasp what the intention is and how it relates to the overall signage.

Ms. Salay said she was not able to attend the meeting when this case was discussed before but appreciates that Big Sandy is trying to come to Dublin. She asked the applicant if they have taken a tour of Dublin to review the existing signs; there is not a lot of visibility from the road. She emphasized the need for signs as identification and not advertising. She said this is going to be a destination and people are going to find the store. She said she was on BZA when Lowe's obtained their variance and the board struggled with exceeding the limit back then. She said to hear the main sign is 472 square feet; that is way too big. She suggested there are many cool things to be done within the BSD. She said she liked the two planes and the script as well as the idea of back lighting.

Ms. Salay said she was concerned with heat caused by the south facing atrium. Ms. Timberlake said there will be a cooling unit in the atrium itself.

Ms. Salay said she likes the idea of metal fabricated art pieces where the BSD Sign Guidelines allow for creativity and not a larger sign. She said she would prefer that the applicant focus on the artistic pieces more so than requesting such a large sign. She stated to get her vote, the graphics have to shrink down quite a bit. She said if you want to fit into Dublin, we have small signs and businesses are incredibly successful.

Chris Brown asked all the students in the audience how familiar they were with the BSD and everything going on in Dublin. He told them to go to the City of Dublin website. He explained we are building an urban walkable district with a totally different sign Code for this area to be dynamic, artistic, cutting-edge, and not necessarily everything we are currently doing. He said John Shield's Parkway is going to be a completely new road that will go from Sawmill Road to Frantz Road.

Mr. Brown said when he looks at the three elevations, he likes the glass atriums and does not believe they are oversized for the building. He said the "Big Sandy" sign is close to being in scale with the building; it is a little big but he does not really object to it. He said "Superstore" is a very light script and not all that noticeable. He said driving by and seeing the Big Sandy sign against that whole facade, it would not appear huge. He said the art work for the atriums has to be very carefully done in an artistic manner to be dynamic. He envisions this MSP as "sophisticated eclectic", to quote Ms. Mitchell. He said the two signs over the secondary entrances overwhelm him more. He said the real experience should be through the main door; the two shortcuts are for the customer that is just interested in sleep solutions or electronics/appliances. He said these secondary signs are overstated compared to everything else; it is all about scale and proportion. He indicated the Lowe's sign seems a little under scale to him as does the Kroger sign on Bridge Street. He said he likes the benches and bollards, making great strides in what is envisioned for the BSD.

Mr. Brown summarized the Big Sandy sign should be 10 – 15% smaller, and signs for side entrances should be really subtle.

Deborah Mitchell welcomed the applicant to Dublin. She said her number one concern is that the brand is clashing a little bit with some of the visual elements. She said the logo is really retro, which is fine, but BSD is about being hip, sophisticated, and approachable with fresh vibrancy. She cautioned the applicant to be careful with the artwork and the signs on the secondary entrances. She said there are many different fonts; the moon and ampersand are large as well as their role; and then the artwork inside. She asked the applicant to go towards minimalism. She said let the retro logo speak to the tradition and heritage of your company against this industrial glass and metal entrance that says the company is fresh

and hip. She said if the visual details are worked out, it can be exciting but if they are fighting, it will hurt the brand. She said signs are more about your brand and not about helping people find you or advertising – certainly not in Dublin. She indicated she is somewhere between Ms. Salay and Mr. Brown's comments about size. She encouraged the applicant to let the logo be the voice of the brand and everything else minimal. She concluded the Commission needs to see more.

Steve Stidhem said his fellow Commissioners made fantastic points. He said he liked the ground floor renovations. He said he is not opposed to the size of the signs; they are significantly larger than what the Commission typically sees but we want to do things different in the BSD. He stated he really likes the contrast of "Big Sandy" and the script of "Superstore". He asked about the paint job intended for the art work. Ms. Timberlake said their intent is to clear powder-coat the art pieces.

Mr. Dilts explained the art pieces would be a brushed aluminum in a cut-out of a couch but not blasting couch in your face.

Mr. Stidhem encouraged the applicant to take a more artistic approach to the cut-outs.

Mr. Dilts asked to speak to the sizing. He said there are some sign limitations. He explained in order to fit that 5/8" LED light in there, it has to be a certain stroke width. He offered to go a little smaller than what it is but cannot decrease it by half. He said the LED lighting is the "cool" factor. He said below 10 inches, it is tough to fit the LED inside; if the stroke is thickened, the font looks blobby. He said with this serif font, they would prefer the letters to be 12 – 16 inches to keep font clear.

Ms. Salay indicated different materials could be used.

Mr. Dilts said other options would be more basic and simple and the idea he thought was to be artistic and unique.

Ms. Mitchell addressed this retro feel and emphasized the more the neon-like affect pops, everything else should just shrink away.

Ms. Salay asked her fellow Commissioners that if the outside graphics get smaller the internal art installations could be illuminated to highlight them.

Ms. Newell responded she thought the artwork was always intended to be illuminated.

Mr. Brown asked if the glass was clear. He said the comparison would be the iconic Apple store with the big apple behind the glass. He cautioned the applicant to be careful with what goes on behind the retro sign that is illuminated so the elements do not clash.

Ms. Newell said if it is treated as artwork, that defines what is in the building, the installations can be very cool with subtle lighting.

Ms. Timberlake thanked the Commission for their time.

**2. NE Quad, Subarea 3 - Wyandotte Woods
15-024INF**

**Wyandotte Woods Boulevard
Informal Review**

The Chair, Ms. Newell, said the following application is a request for an 86-unit multi-family development located west of Wyandotte Woods Boulevard, 1,000 feet north of the intersection with Emerald Parkway within the NE Quad PUD, Subarea 3. She said this is a request for informal review and non-binding feedback for the potential development of the vacant property within the Wyandotte Woods subdivision.

Jennifer Rauch provided a history on this case. She said a Preliminary Development Plan was approved for multiple-family dwelling units with a maximum density of 120 units in the 1990s. She said the development text outlines the buffering, setbacks, and architectural requirements for the subarea.

Ms. Rauch said an Informal Review was conducted April 2, 2015, and the next step is a Final Development Plan requiring review and approval by the Planning and Zoning Commission.

Ms. Rauch presented an aerial view of the 13.6-acre-site with Dublin Scioto High School on the southern boundary of the site and existing single-family sections of Wyandotte Woods to the north and west. She noted the number of trees existing on this parcel.

Ms. Rauch presented the Site Plan shown in April that included the same number of units (86) in 17 buildings and a clubhouse on the main entrance drive off Wyandotte Woods Boulevard with a dumpster at that same location. She reported there was support from the Commission regarding the one-story design of this development as well as the rear-loaded units. She indicated there was concern about lot coverage and how much the proposal is taking up on the site as well as stormwater considerations.

Ms. Rauch presented the revised Site Plan with 86 units in 22 buildings. She said the community center has been moved to the northeast corner, adjacent to the existing pond. She said the trash compactor has been relocated to the southern portion of the site away from the main entrance drive. She said the main entrance is still on Wyandotte Woods Blvd. but a treed median was added and some units have been oriented and clustered. She reported the applicant has identified the landmark trees, which they plan to preserve. She said the applicant created access to the eastern walking path and a bike path in the northwest corner. She noted the stormwater drains to the school site, which has been identified as insufficient to handle the required volume. She explained the stormwater requirements of 1990 were much different than the requirements of today. She indicated the applicant is proposing a variety of stormwater methods to meet the requirements and limit the impacts to the school site.

Sean Gillilan, engineer with EP Ferris, said the applicant has identified the courtyards and the alley as places for pervious pavers and underground retention.

Ms. Rauch said the setback requirements are 25 feet on all the property lines. She said there are areas where the units encroach into the setback on the eastern, western, and southern boundaries. She presented the contemporary elevations with flat roofs using stone and brick, which are unchanged from the previous informal review.

Ms. Rauch provided the discussion questions as related to the site layout:

- 1) Is the proposed site layout appropriate given the existing site conditions?
- 2) Is the Commission supportive of the encroachment into the east, south, and west setbacks?
- 3) Other considerations by the Commission?

Glen Dugger, attorney with Smith & Hale, LLC, 57 W. Broad St., noted the challenges with this site that include tree preservation and stormwater management.

Jim Bender, JL Bender, Inc., 3040 Riverside Drive, said he was the architect for this 50-plus development and provided an overall concept, which is modern. He said the units are proposed with stone, siding, and metal panels. He explained the encroachment is not uniform and the purpose was to open up areas to nest the units and preserve significant trees, but also to soften the site to a more residential design for traffic and pedestrian circulation. He pointed out the main roadway within the development that supports all the services and the one-way streets are oriented in the center of the site. He said the pond in the center is the focus and a welcome addition for the units adjacent. He presented the community building that will contain an oversized fitness center that opens to an outdoor activity center that will allow for events. Mr. Bender said the building materials will be natural stone and quality siding for long-term maintenance.

Dennis Karem, landscape architect with Environmental Management, Inc., said a preliminary landscape plan was submitted for review.

Victoria Newell inquired about the landmark trees and the condition of the trees proposed for removal. Mr. Karem said dead and poor condition trees have been removed.

Mr. Bender said the applicant will make a great attempt to integrate as much universal design and technology into this project as they possibly can and to work it into the architecture so it does not become a showcase for technology. He explained the garage doors have the metal grid with infill panels that the applicant would like to see as translucent poly-carbon material to emit a glow for a safety factor. He said solar tubes and high tech windows would be used.

The Chair invited public comment.

Jerry Kosicki, 4313 Wyandotte Woods Blvd., said he is a trustee of Wyandotte Homeowner's Association and the East Dublin Civic Association. He said the property in question has a history and the zoning for this neighborhood predates the construction of the Wyandotte Woods neighborhood. He said it allows for ultra-high densities that are inappropriate. He said they are seeking the highest quality that will fit in their neighborhood. He said the retention pond proposed is very large and he is already concerned about the existing retention pond as it is not landscaped and is not maintained. He indicated they like the one-story units but there is a lot of them and they consume a great deal of land; the development has a very crowded look and feel to it. He said there is a lack of sidewalks/paths and misses the courtyard area previously proposed. He said for a 55 and over target population, the applicant is not accommodating possible wheelchairs outside like they are on the interior of the units. He said the encroachments into the setbacks are an unwelcome change. He said the development must be sized to fit this site.

Chris Harpster, 4177 Wyandotte Woods, said he lived in the neighborhood for eight years and sold real estate in Columbus and Dublin for over 16 years. He said he is concerned with the contemporary design of the project in the sense there is nothing like that around in the area and would like to see more single-family structures. He said brick, stone, and stucco would be more appropriate for the site.

Kathy Harter, 7825 Holliston Court, indicated there are some aspects to this development they like, such as the bike trail and walking path. She expressed her concerns over tree preservation and water retention. She asked about the limited parking spaces for the community center. She said the development should fit within the property and not encroach on setbacks.

Eric Lichtenfeld 7789 Kelly Drive, Dublin, said his family moved to Dublin this summer from Los Angeles, CA and they love it. He indicated he seemed to pick the one area in the Columbus area that has LA quality traffic, specifically Sawmill Road and Hard Road. He said he is concerned with traffic added from this development coming from one entrance/exit.

Brett Page, 7638 Kelly Drive, said he is greatly concerned about the choppiness of the walkways. He said there are only 23 homes that have a sidewalk in front. He questioned the added water retention pond since they do not have a good track record with that in their neighborhood. He said there are still too many units for this property and a significant number backing up to the current residents. He asked about the vista from those homes looking back onto this development because there is not a dense stand of trees.

The Chair closed the public comment portion of the meeting.

Amy Salay asked if there is going to be an actual requirement to be 55 and over to live there. Mr. Dugger responded affirmatively. He added the federal standard is 80%.

Ms. Salay said the existing retention pond was discussed at prior meetings. She said it is ugly and unlike any other pond in Dublin. She asked why that is and who is responsible.

Ms. Rauch said the property is owned by Homewood and it is their responsibility but once this development is approved the applicant's group will be responsible. She said the final details would be determined at the Final Development Plan stage for this development.

Ms. Salay confirmed the existing pond does not belong to this new development. She asked why it is so horrific. Mr. Dugger answered it is not done yet.

Ms. Salay said with a 55-plus community, less traffic is anticipated. She asked what the impact will be with that demographic.

Ms. Salay questioned fire access given there is only one entrance/exit for this neighborhood and asked if that was approved by Washington Township. Ms. Rauch replied the previous development had more units and taller buildings, which required a second entrance.

Ms. Salay indicated this proposal is auto-oriented and does not have the sidewalks they would expect. She said it seems odd to have sidewalks in some places and not in others. She said the Commission will need to be satisfied there is pedestrian safety and comfort.

Ms. Salay questioned stormwater management.

Michael Hendershot said the existing drainage system at the high school did not account for this site. Ms. Salay asked him if he thought this proposal can work and not cause problems further downstream. Mr. Hendershot said this proposal is conceptual and preliminary. He said they want to analyze the ponding limits of the existing school system.

Mr. Dugger said he has been working very closely with the schools on this issue because there is an undersized system on school property.

Ms. Salay said she understands the encroachments into the setbacks. She asked if too many units are shoe-horned into the site.

Ms. Salay inquired about the garage doors that would have a glow to them. Mr. Bender said the overhead garage light would produce the glow. Ms. Salay asked if items in the garage will be seen if they reside between the light source and the door. Mr. Bender said you would see light, not objects.

Ms. Salay inquired about the metal panels on the exterior of the units. Mr. Bender said the metal can be installed horizontally or vertically. Ms. Salay emphasized the metal needs to be used only as an accent material.

Ms. Salay said the zoning on this property dates back to early-1990s as a multi-family site with a maximum of 120 units.

Chris Brown said he had lived in a community like this with sidewalks on one side of the street only and it was fine. He said he is not opposed to the east, south, and west setback encroachments. He said the neighbors on the north property line need to be protected with buffering. He questioned the northeast corner where a unit was wedged in there.

Ms. Rauch said the existing paths will be maintained between the two single family homes. She said the path connect through this proposed development in the northwest corner extend west to connect with a connection through the school property.

Mr. Brown inquired about the trash policy in the community.

Jane Arthur Roslovic, Treplus Communities, 1515 Lake Shore Drive, Suite 225, Columbus, OH 43204, said the trash will be picked up three times a week from their doors by our services, which is taken over to the trash compactor, eliminating the need for a trash truck that would need to travel over the expensive pavers.

Mr. Brown asked who built the original retention pond. Mr. Dugger answered it was originally constructed as part of the Wyandotte Woods single-family subdivision to the north.

Mr. Brown suggested someone work on improvements/completion of the retention pond now or at least in the spring to appease the neighborhood, instead of waiting for all the phases to come through. He requested Staff to get it done.

Steve Stidhem said the older pond is a concern. He said this proposal feels crowded and too many units are in here. He said the setback encroachments were not a concern but rather where the development backs up to existing residents. He asked Staff if anything could be done about traffic.

Ms. Rauch said a traffic study was completed when the entire development was originally zoned in the 90s, and the proposal meets the requirements established at that time. She said Engineering has met with the neighbors to discuss the traffic concern in the neighborhood and additional information can be provided as this proposal moves forward.

Deborah Mitchell said she is not opposed to sidewalks on one side of the street but for a community of 55-plus, she thought connectivity all the way through would be needed. She stated she loves the garage door as that is what she has and if she places a cart too close to the door, it is visible. She indicated she likes to make sure there is nothing closer than four feet to the door. She said she likes the look of the door but there are concerns with it; it is not low maintenance if you care about what it looks like from the outside.

Mr. Dugger said as part of the Final Development Plan the applicant will provide material boards, which would include the metal siding, the stonework, as well as the garage panels. He asked the Commission to reserve judgement until they see the Final Development Plan details.

Ms. Salay said there is a Lexan garage door on Ross Common. She indicated it is a very traditional house with this garage door and it looks cool.

Victoria Newell said she lives in a neighborhood where there is only one sidewalk on one side of the street; she lives on the side of the street without the sidewalk and she is thrilled with that. She said the kids that grew up in the neighborhood did not have an issue with that. She stated they do need to be

continuous and with the appropriate width. She said she generally likes the design of the buildings but would like to see the full development of the elevations because she perceives potential for blank areas on buildings if trees were not there. She indicated she is very familiar with the Lexan doors but samples need to be provided. She said she thought shadows could be seen from inside of the garage. She suggested a light sensor or occupancy sensors be used so the garages are not illuminated around the clock.

Ms. Newell restated this development is meant to be a 55-plus community where the people are downsizing and storage could be an issue coming with a houseful of items. She said if boxes are filling the garage, those that are near the Lexan garage doors can be seen when the light is on.

Ms. Newell said she is not comfortable with the setback around the buildings and property lines. She said this is a standard that should be held to throughout the community. She said the current zoning allows for 120 units, but the land itself as developed has to support that. She said with stormwater issues, a really beautiful grove of trees that is going to be cut substantially, a site that has a substantial fall across it, this is going to be difficult to handle. She said she anticipates more trees to be cut than what was stated in the original presentation. She recommended the applicant make it better and easier to handle the drainage system, the setbacks, trees, and to use less units.

Ms. Newell indicated when a designer reaches a point of losing units the project can still be affordable but the financial impact is not the concern of the Commission. She restated she is struggling with the number of units and making all the standards work.

Mr. Dugger said two-story units have been discussed but everyone seems to like the 55-plus type of community here and that limits the applicant to a one-story program.

**3. Churchman Road – Public Right-of-Way Dedication
15-071PP/FP**

**7650 Cosgray Road
Preliminary Plat/Final Plat**

Claudia Husak said approval is recommended with one condition to City Council for a Preliminary and Final Plat for the dedication of a public right-of-way to the City of Dublin for future infrastructure improvements for the construction of Churchman Road Rings-Cosgray connector. She said the applicant has already agreed to the following condition:

- 1) That the applicant ensures that any minor technical adjustments to the plat are made prior to City Council submittal to the satisfaction of the City Engineer.

Motion and Vote

Ms. Newell moved, Ms. Salay seconded, to approve the Preliminary and Final Plat. The vote was as follows: Mr. Brown, yes; Ms. Mitchell, yes; Mr. Stidhem, yes; Ms. Salay, yes; and Ms. Newell, yes. (Approved 5 – 0)

**4. Community Commercial District – Zoning Code Amendment
15-103ADMC**

Administrative Request

Motion and Vote

Ms. Newell moved, Mr. Stidhem seconded, to recommend approval to City Council of a Zoning Code Amendment to Sections 153.002 and 153.028 to define and permit business training as a permitted use. The vote was as follows: Ms. Mitchell, yes; Ms. Salay, yes; Mr. Brown, yes; Mr. Stidhem, yes; and Ms. Newell, yes. (Approved 5 – 0)

Planning Items

Vince Papsidero said Planning is in the process of filling vacancies within the department. He said Jennifer Rauch has accepted the position of Planning Manager. He said Claudia Husak has agreed to serve as our Current Planning Manager for Zoning and Annexations. He said Tammy Noble has agreed to serve as a manager of our Long Range Planning group. He explained he has created two distinct teams within the department that will all still work together on a regular basis. He said a new Planner I has been hired and starts Monday, November 9th. He said he uses the Planning Items section to report what is currently going on in the Planning side.

Mr. Papsidero said the Commissioners were given the Planning Commissioner's Guide, which is the national "bible" for Planning Commissions. He said Greg Dale is one of the co-authors and we plan to bring him in next year to conduct training with each Board/Commission. He indicated that in January the Commission will be asked, which topics they would like to address.

Mr. Papsidero said Ms. Salay asked us to look into large format retail signage prompted by the Big Sandy proposal. He said Staff plans on bringing forth materials at the December meeting to lay out specifics to the BSD, the whole picture in terms of the Code, and perhaps initial options to frame a conversation with the Commission at that point.

Amy Salay said she had brought up at City Council that she wanted a better understanding for signs in the BSD.

Mr. Papsidero explained one of the items on the agenda will be laying out Bridge Street versus sign Codes versus the large format guidelines that are in the Code. He said this is in reaction to auto-oriented businesses coming forward, big box retail options, what has been permitted to date, and the impact of non-conforming sign applications.

Chris Brown said the BSD Guidelines is nice in that it is very visual. He said the details are important for signs in an urban, walkable area in terms of quality, which is difficult to define. He said he does not want to see a bunch of exposed fasteners, rivets, or dirt collecting areas.

Mr. Papsidero said the Commission will see sign plans for both sides of Bridge Street soon and all those issues will need to be addressed.

Victoria Newell thanked Mr. Papsidero for the addition of Planning Items to the Agenda. She said the Commission has struggled with the quality of materials when it comes to the BSD. She said they have considered having performance specs in place associated with the quality of these materials because it is an awkward discussion; metal panels can run the gamut of good or bad. She referred to the Ohio School Facilities Commission as a starting point. She said another agency has gone down this road to create a guide and it does not pick out particular manufacturers but it gives a performance rating. She said it is available online from OSFC.

Ms. Salay asked if there were installation guidelines as part of that. She said the Commission has discussed how important the field installation performance is. She said how this work is done in the field is crucial to obtain the best results as the installations age. She questioned how the Contractors, City Inspectors, and the Commission can regulate that or at least set the expectations. She asked if there are installation parameters with the list of materials.

Mr. Brown added it is a very complex issue and difficult to delineate. He brought up the challenges with aluminum and vinyl windows.

Ms. Newell asked if there can be a change in format for voting. She said for items that are on the Consent Agenda, a lot of times they will stay there but a lot of times there is just a quick one or two

questions. She said when the items are all lumped together it tells everyone the Commission does not intend to have any discussion, however brief, on the items. She said there were corrections in the meeting minutes tonight and she would have pulled that off the Consent Agenda to comment on it and it felt really awkward to her.

Mr. Papsidero said Staff was trying to follow Council's lead as well as other Planning Commissions for items that are typically administrative like approval of minutes. He said if there is an obvious issue that needed to be discussed items can be pulled off the Consent Agenda. He said one action can expedite the process and allow focus on the Commission's time that is valuable, on matters of substance.

Ms. Salay said she was contemplating what was on the Consent Agenda for Council and minutes are always on there but when a discussion is in order the clerk makes the corrections and they move on. She said if the Chair is concerned about members of the public and so forth, asking for comments for items on the Consent Agenda that need to be pulled like she has been doing addresses that.

The Chair indicated she has noticed the public has been reluctant to speak to items on the Consent Agenda as the process happens rather quickly. She said she would prefer cases were voted on separately.

Steve Stidhem said he was not opposed to taking the extra minute or so to vote separately.

Deborah Mitchell said she agreed with Mr. Stidhem.

Mr. Brown said if it is going to be a very busy night and there are items that could obviously be kept on Consent Agenda, Ms. Husak could send the Commission a note, and hearing no objection could leave the items on the Consent Agenda as is. He indicated a three-hour meeting was normal in his opinion. He said the voting process is the Chair's discretion.

Ms. Newell said she would like to do this consistently so the public knows what to expect.

Philip Hartmann said it is up to the Chair and we never really have a true Consent Agenda, we will allow questions which generally should not be allowed as the item should be pulled off, first. He said if we handle items individually, it makes more sense.

Ms. Newell agreed there is a fine line. She noted an example where applicants, who have a case on the Consent Agenda, have consented sometime during the day but when a question is raised as the Commission is getting ready to vote, that maybe the case should have been presented in its entirety.

Communications

Vince Papsidero said there were no communications to discuss.

The Chair adjourned the meeting at 9:35 p.m.

As approved by the Planning and Zoning Commission on December 3, 2015.